



Westfield–Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, August 10, 2021 BZA Meeting

Presented for approval: September 14, 2021

The Westfield-Washington Township Board of Zoning Appeals met at 7:00 p.m.
on Tuesday, August 10, 2021 at Westfield City Hall.

Active Links for this Meeting:

[August 10, 2021 BZA Agenda & Exhibits](#)

[August 10, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development.

OPENING OF MEETING *YouTube Time: 0:25*

ROLL CALL

BZA Members Present In-Person: Jeannine Fortier, Victor McCarty, Brian Morales and Dave Schmitz.

BZA Members Present Virtually: None

BZA Members Absent: Jeff Boller.

City Staff Present: Daine Crabtree, Associate Planner; Caleb Ernest, Associate Planner; Rachel Riemenschneider, Associate Planner

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Fortier motioned to approve the July 13, 2021 Minutes.

Morales seconded. Motion passed. Vote 4-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

BZA Resolution 21-01 *YouTube Time: 3:31*

Establishing a Virtual Meeting Policy.

McCarty motioned to approve BZA Resolution 21-01.

Fortier seconded. Motion passed. Vote 4-0.

ITEMS OF BUSINESS

2108-SE-02 [PUBLIC HEARING] *YouTube Time: 8:31*

2909 E State Road 32 / Next Gear Auto Sales

The Petitioner requests an extension for an existing Special Exception for a Very High Intensity Retail Use (Auto Sales) on 1.93 acres +/- in the GB: General Business District and State Highway 32 Overlay District (Articles 4.16(B) & 13.2).

(Planner: Caleb Ernest – cernest@westfield.in.gov)

Public Hearing for 2108-SE-02 opened at 7:10 p.m.

- No public comments.

Public Hearing for 2108-SE-02 closed at 7:11 p.m.

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> | Community Development Department E-mail: community@westfield.in.gov

Schmitz motioned to approve 2108-SE-02 subject to Staff conditions.
Fortier seconded. Motion passed. Vote 4-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2108-SE-02.
Fortier seconded. Motion passed. Vote 4-0.

2108-VU-03 [WITHDRAWN]

15718 Towne Road / Dannon and Andrea Brown

The Petitioners request Variances of Development Standard to modify the Minimum Lot Frontage from 250 feet to 220 feet and modify the Minimum Lot Area from 3 acres to 1.3 acres +/- to permit the subdivision of a 2.77 acre +/- parcel in the AG-SF1: Agriculture/Single-Family Rural District (Articles 4.2(C) and (D)).

(Planner: Caleb Ernest – cernest@westfield.in.gov)

2108-VS-28 [PUBLIC HEARING] YouTube Time: 15:03

15500 Viking Crusader Court / Heather Hohla

The Petitioner requests a Variance of Development Standard to encroach ten (10) feet into the twenty-five (25) foot Minimum Rear Yard Setback on 0.57 acres +/- in the Viking Meadows PUD District to accommodate a swimming pool, deck, and associated accessory structure.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Public Hearing for 2108-VS-28 opened at 7:16 p.m.

- No public comments.

Public Hearing for 2108-VS-28 closed at 7:17 p.m.

McCarty motioned to approve 2108-VS-28 subject to Staff conditions.
Fortier seconded. Motion passed. Vote 4-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2108-VS-28.
Fortier seconded. Motion passed. Vote 4-0.

2108-VS-29 [PUBLIC HEARING] YouTube Time: 20:37

Freemont Moore Road Subdivision / Mark Zielinski by Northern Commercial

The Petitioner requests a Variance of Development Standard to modify the Minimum Lot Frontage from 250 feet to 233 feet for two (2) lots and 40 feet for one (1) lot on 18.11 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Public Hearing for 2108-VS-29 opened at 7:22 p.m.

- No public comments.

Public Hearing for 2108-VS-29 closed at 7:23 p.m.

Fortier motioned to approve 2108-VS-29 subject to Staff conditions.
McCarty seconded. Motion passed. Vote 4-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2108-VS-29.
Fortier seconded. Motion passed. Vote 4-0.

2108-VS-30 [PUBLIC HEARING] YouTube Time: 28:08

Flat Mountain II / Miller Surveying

The Petitioner requests a Variance of Development Standard to modify the Minimum Lot Frontage from 250 feet to 214.9 feet on 3 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Article 4.2(D)).

(Planner: Pam Howard – phoward@westfield.in.gov)

(Presenting Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Public Hearing for 2108-VS-30 opened at 7:29 p.m.

- No public comments.

Public Hearing for 2108-VS-30 closed at 7:30 p.m.

Fortier motioned to approve 2108-VS-30 subject to Staff conditions.

Morales seconded. Motion passed. Vote 4-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2108-VS-30.

McCarty seconded. Motion passed. Vote 4-0.

2108-VS-31 [PUBLIC HEARING] YouTube Time: 36:39

17112 Towne Road / Michael A. Johnson

The Petitioner requests Variances of Development Standard to modify the Minimum Lot Size from 3 acres to 1.43 acres, the Minimum Lot Frontage from 250 feet to 140 feet, the Minimum Front Yard Setback from 100 feet to 77 feet, and the Minimum Side Yard Setback from 30 feet to 10 feet for the north and south lot lines on 1.43 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District for building additions and a future accessory building (Articles 4.2(C), (D), (E)(1), and (E)(2)).

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Public Hearing for 2108-VS-31 opened at 7:39 p.m.

- No public comments.

Public Hearing for 2108-VS-31 closed at 7:40 p.m.

McCarty motioned to approve 2108-VS-31 subject to the four stated modifications and the Staff condition.

Fortier seconded. Motion passed. Vote 4-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2108-VS-31.

Fortier seconded. Motion passed. Vote 4-0.

Modified Motion

McCarty re-motioned to approve 2108-VS-31 subject to the four stated modifications and the Staff condition.

Schmitz seconded. Motion passed. Vote 4-0.

Schmitz re-motioned to adopt Staff's Findings of Fact for 2108-VS-31.

Morales seconded. Motion passed. Vote 4-0.

2108-VS-32 [PUBLIC HEARING] YouTube Time: 1:09:12

19400 Tomlinson Road / Westfield-Washington Schools by Cripe

The Petitioner requests a Variance of Development Standard to modify the maximum height of an Accessory Building from eighteen (18) feet to twenty-five (25) feet on 86.77 acres +/- in the AG-SF1: Agriculture/ Single-Family Rural District (UDO 6.1(F)).

(Planner: Rachel Riemenschneider – rriemenschneider@westfield.in.gov)

Public Hearing for 2108-VS-32 opened at 8:12 p.m.

- No public comments.

Public Hearing for 2108-VS-32 closed at 8:13 p.m.

McCarty motioned to approve 2108-VS-32 subject to Staff conditions.

Fortier seconded. Motion passed. Vote 4-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2108-VS-32.

Fortier seconded. Motion passed. Vote 4-0.

ITEMS CONTINUED TO A FUTURE MEETING

2108-VS-27 [PUBLIC HEARING CONTINUED]

217 Mill Street / 4E by WKRP Indy

The Petitioner requests a Variance of Use to permit a Low-Intensity Retail Use (Gift and Coffee Shop with bakery and limited seating) on 0.32 acres +/- in the MF1: Multi-Family Low Density District (Article 13.2).

(Planner: Caleb Ernest – cernest@westfield.in.gov)

REPORTS/COMMENTS: YouTube Time: 1:16:57

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT YouTube Time: 1:19:33

Schmitz motioned to adjourn the meeting. Fortier seconded. Motion passed. Vote 4-0.

The meeting adjourned at 8:19 p.m.

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director